

CITY OF DEER PARK  
710 EAST SAN AUGUSTINE STREET

64-057

DEER PARK, TEXAS 77536

Minutes

of

THE 1470th REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD IN THE CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON APRIL 15, 2008 BEGINNING AT 7:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

CHARLES GARRISON  
CHRIS RICHEY  
BLAKE BARNES  
BECKIE STOCKSTILL-COBB  
DEAN LAWThER

MAYOR PRO-TEM  
COUNCILMAN  
COUNCILMAN  
COUNCILWOMAN  
COUNCILMAN

OTHER CITY OFFICIALS PRESENT:

RONALD V. CRABTREE  
SANDRA WATKINS  
GARY JACKSON  
JIM FOX

CITY MANAGER  
CITY SECRETARY  
ASSISTANT CITY MANAGER  
CITY ATTORNEY

1. MEETING CALLED TO ORDER - Mayor Pro-Tem Garrison called the meeting to order at 7:30 p.m.
2. INVOCATION - The invocation was given by Councilman Richey.
3. PLEDGE OF ALLEGIANCE - Councilwoman Stockstill-Cobb led the pledge of allegiance to the United States Flag and Texas Flag.
4. AWARDING BID - SERVICE CENTER EMPLOYEE PARKING LOT - Motion was made by Councilman Lawther and seconded by Councilman Barnes to award the bid for the Service Center Employee Parking Lot to D & W Contractors, low bidder, in the amount of \$252,350.00. Motion carried 5 to 0.
5. AWARDING BID - MECHANICAL BAR SCREEN FOR THE WASTEWATER TREATMENT PLANT - Motion was made by Councilman Lawther and seconded by Councilman Barnes to award the bid for the Mechanical Bar Screen for the Wastewater Treatment Plant to T & C Construction, low bidder, in the amount of \$189,000.00. Motion carried 5 to 0.
6. CONSENT CALENDAR - Motion was made by Councilman Lawther and seconded by Councilwoman Stockstill-Cobb to approve the consent calendar as follows:
  - a. Approval of minutes of regular meeting on April 1, 2008.
  - b. Approval of minutes of public hearing on April 1, 2008. (Kingsdale Substandard Building)
  - c. Approval of a tax refund to EverHome Mortgage in the amount of \$641.92 due to an overpayment.

- d. Approval of a tax refund to SGS Control Services in the amount of \$10,722.52 due to an overpayment.
- e. Approval of a tax refund to U. S. Department of Housing in the amount of \$1,180.33 due to an overpayment.
- f. Approval of a tax refund to Enterprise Leasing Company in the amount of \$963.55 due to an overpayment.
- g. Approval of a tax refund to Darill & Sharon Fontenot in the amount of \$649.84 due to an exemption.
- h. Approval of a tax refund to Ruth Starkey in the amount of \$595.37 due to an Over 65 exemption.

Motion carried 5 to 0.

7. COMMENTS FROM THE AUDIENCE

- a. Steve Mote, Delta Chemical Services, 334 Tidal Road, Deer Park, commented, "A few months ago we leased three acres of property just southeast of the Tidal Road and Highway 225 intersection adjacent to the Deer Park Fire Training facility. We leased this property for a drop yard usage for dropped semi trailers. Shortly after that, we received notification from the City of a violation to the city ordinance concerning the zoning that we are in does not allow for dropped trailers. We are working on alternatives. Our business has grown so much that we have a lot of congestion and pressure on the supply chain, the shipping lanes, the transportation lanes, and things like that. The added pressure of the growth alone has impacted our business. We use to have scenarios to where if an order was behind, we would get it out the next day or the next week. Now with the shipping lanes and rail lines all booked up, we are running behind a month. We are loosing orders to Europe and Asia. It used to be to a point where our business was pushed, now it is actually business that is lost to overseas companies. We have to supplement the inefficiencies in our supply chain with this drop yard. I don't want a drop yard, and we don't need a drop yard. It is an added cost, but it is a cheaper alternative then not having a way to drop the trailers needed to service our business. We understand that there is a single entrance from Highway 225. There is a back entrance that goes by the school and in the neighborhood. We do not use that one with our trailers, obviously. There is a single entrance by the railroad that is up for closure. We have been in contact with several people on this matter. I am well aware that the City wants to close as many entrances over the rail between Highway 225 and that side as possible. I have no problem with that. What I am asking for is rather than pushing us to find an alternative sooner I would like to let the closure of that rail crossing dictate our movement. This will allow us time to, hopefully, find an alternative location close by in Deer Park versus another operation that we have where we would have to move our business to. We have operations in Channelview and Baytown. If we have to move our business over to one of them we would have to move our employees and our warehouse, and we will not need the facilities that we have in Deer Park. This is our flagship operation in the industrial areas on Tidal Road. We worked closely with the City Manager and Mr. Naderi, and they got to know us very well when we started up. We leased warehouse space, and two other buildings, and we have looked at others. We have talked to Clay Development about trying to get some property, and get it stabilized to put trailers on. There was some property at Highway 225 and

Battleground on the north side that we were interested in and now they are looking at selling that property and not developing it. We have had several alternatives that haven't panned out for us yet. When people ask us just what our time frame is, I do not know. I know I just need time, so rather than saying it is a week, a month, or two months, I would like to do what I think is eminent, which is the closure of the rail crossing. When that takes place, I am certainly not going to bring trailers through the school zone and through the back side into the property. We do not want to be a nuisance to the City or the neighbors that live around there. We try to keep it neat and orderly and we do not operate before 6:00 a.m. and typically, not after 6:00 p.m. to 7:00 p.m. at night. The facility is locked up after that. I do not know exactly what I am asking for, but I would like some time and not have to move within the next two to four weeks. I guess I am asking for leniency. If we are in violation of the ordinance, can we amend it, or can you grant us a waiver period until I can get that crossing closed? That is what I am asking for."

Mayor Pro-Tem Garrison commented, "We are not permitted to discuss this under the Open Meetings Law. All we can do is ask you to talk further with the City Manager. Take that information to him and we will go from there. That is really all we can do under the law. We can't go any further than that tonight."

Mr. Mote asked Mr. Crabtree, "Is there something we could do?"

Mr. Crabtree commented, "If the Council were to consider discussing this further, it would have to be an item on an agenda. If I was asked to put it on the agenda, I would certainly do that."

8. CONSIDERATION OF AND ACTION ON ADOPTING THE CENTER STREET REVITALIZATION PLAN - Motion was made by Councilwoman Stockstill-Cobb and seconded by Councilman Lawther to postpone action on the Center Street Revitalization Plan until the next regular meeting scheduled on May 6, 2008. Motion carried 5 to 0.
9. CONSIDERATION OF AND ACTION ON PRIORITIZATION OF THE 2008 STRATEGIC PLAN - Motion was made by Councilwoman Stockstill-Cobb and seconded by Councilman Barnes to adopt the 2008 Strategic Plan. Motion carried 5 to 0.
10. CONSIDERATION OF AND ACTION ON AN AGREEMENT WITH HARRIS COUNTY ELECTION SERVICES FOR THE MAY 10, 2008 GENERAL AND SPECIAL ELECTIONS - Motion was made by Councilman Richey and seconded by Councilman Lawther to enter into an agreement with Harris County Election Services for the May 10, 2008 General and Special Elections. Motion carried 5 to 0.
11. CONSIDERATION OF AND ACTION ON AN AGREEMENT WITH LJA ENGINEERING FOR A STORM WATER MANAGEMENT PROGRAM - Motion was made by Councilman Lawther and seconded by Councilwoman Stockstill-Cobb to enter into an agreement with LJA Engineering for a Storm Water Management Program. Motion carried 5 to 0.
12. CONSIDERATION OF AND ACTION ON AN AGREEMENT WITH PRO LINK SYSTEM FOR GOLF CART GPS SYSTEM - Motion was made by Councilman Barnes and seconded by Councilwoman Stockstill-Cobb to enter into an agreement with Pro Link System for a golf cart GPS System.

Councilman Lawther commented, "I am not a golfer, and I will be the first to admit. I am embarrassed to say, that as a City Councilman, I have no clue what is going on at the City Golf Course as far as profitability or lack of profitability. I would like to start getting some sort of monthly Profit & Loss Statement on the golf course, so that we can know what it is doing. I have no problem in spending money on something that would benefit the golf course. I think in the back-up it said that this would add 600 rounds per year. I do not know what the average cost per round is, but say it is \$20.00. That is \$12,000.00. It does not quit pay for itself. I don't know how needed this is to make us a good golf course or a desired golf course. Are these the kind of things that are needed? Can we rent them to people? Does everyone use one?"

Mr. Gantz answered, "Yes, sir. We can add additional fees for tournaments for the use of them. It also contributes to not only rounds of golf, but food and beverage now that we have beer and alcohol for sell. This gives us the ability to do that."

Councilman Barnes commented, "If you play golf on that course, and it rains a little bit, and we get good drainage out there. When you are playing golf trying to speed up play, and you are on the cart path, you have to park there, walk all the way out to the fair lane to find out where your mark is, and then come all the way back to your cart and get your clubs, because you do not know how far you are from the cart path. With the GPS, you pull your golf cart up to kind of where your ball is so you can get a ball park figure as to how far you are. I can tell you, as a golfer, it does speed up play, and it does make it a little easier, especially for someone with bad knees going back and forth on rainy days or for some people who hit it out in the ruff. Your cart is out there, you know how far you are away from the hole. I think one of the biggest things is that it will speed up play, will increase more tee times and, I think, it will make the golfers enjoy their rounds of golf more and, hopefully, they will come back the next day to play again."

Councilman Lawther asked, "Do most courses have this equipment on their golf carts?"

Councilman Barnes answered, "Some of the nicer courses, some of the ones that you enjoy playing like Timber Creek. I think that Timber Creek is the only one in our area that even has the GPS. It is something that is nice for golf tournaments, and it is a nice amenity. It will pay for itself, especially at the turn if you are coming in off the eighth tee box, head up to the restaurant and say, 'I want a hamburger and french fries'. It will actually speed up play at the turn, and keep you from being blocked in."

Councilman Lawther commented, "I didn't know anything about it, and was hoping that it is something that will pay for itself. The golf course, in my opinion, needs all of the help it can get."

Councilwoman Stockstill-Cobb asked, "How many golf carts do we have?"

Mr. Gantz answered, "Eighty."

Councilwoman Stockstill-Cobb asked, "Divided out, how many dollars per day does that \$1600.00 end having to have? It would be approximately \$2,000.00 per month, per unit?"

Mr. Crabtree answered, "It will be \$20.00 per month, per unit, or less than a dollar a day for this amenity to be on each cart."

Mr. Gantz commented, "One of the advantages is that we can track how it does affect the revenue streams. I can provide that type of information for you. It is an amenity that I feel very confident will pay for itself."

Councilman Richey asked, "Is there an opportunity to sell advertising as well?"

Mr. Gantz answered, "That is part of the agreement that they sell advertisement to pay for the unit. We authorize who goes on it."

Councilwoman Stockstill-Cobb asked, "They get the revenue from the advertisement?"

Mr. Gantz answered, "As part of the compensation, and that is what makes it so affordable as part of this new program."

Councilwoman Stockstill-Cobb asked, "That is what keeps it down to the \$1,596.00?"

Mr. Gantz answered, "Yes."

Mayor Pro-Tem Garrison commented, "I confess to the same situation that Dean is confessing to. I don't normally play golf. I have asked two friends of mine that plays golf what do they think about it, and they have said that it is a great thing to have. I asked, 'What do you think it will do?' They said it will make the golf course more attractive. I do not know how objective that is, but I get enthusiastic responses. I hear our Pro telling us it is a good thing, and you have to have a little faith sometimes. That is why I would vote in favor of it even though I frankly know nothing about it."

Motion carried 5 to 0.

13. CONSIDERATION OF AND ACTION ON A RESOLUTION AUTHORIZING THE SUBMITTAL OF A RECREATIONAL TRAILS GRANT - Motion was made by Councilman Lawther and seconded by Councilwoman Stockstill-Cobb to approve Resolution No. 2008-03, captioned as follows:

A RESOLUTION OF THE CITY OF DEER PARK, TEXAS APPROVING A GRANT APPLICATION TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT FOR A RECREATIONAL TRAILS GRANT, AND AUTHORIZING THE CITY MANAGER TO SUBMIT SAME.

Motion carried 5 to 0.

14. ADJOURNMENT - Mayor Pro-Tem Garrison adjourned the meeting at 7:49 p.m.

ATTEST:

APPROVED:

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Sandra Watkins, TRMC, CMC  
City Secretary

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Charles Garrison  
Mayor Pro-Tem